



## 15 New Inn Close Broughton Astley, Leicester, LE9 6SU £475,000

Nestled in the serene cul-de-sac of New Inn Close, Broughton Astley, this stunning five-bedroom detached house presents an exceptional opportunity for family living. The current owners have thoughtfully enhanced the property, creating a harmonious blend of modern comfort and elegant design. As you step inside, you are welcomed by a spacious entrance hall that leads to a contemporary kitchen, equipped with high-quality appliances and a practical utility room, along with a cloakroom for added convenience. The bay-fronted lounge is a delightful space, featuring a charming stone fireplace with a gas fire, perfect for cosy evenings in. The heart of the home is undoubtedly the family dining room, which boasts a delightful woodburning stove and bi-folding doors that open up to the outdoor patio. This seamless connection between indoor and outdoor spaces makes it an ideal setting for entertaining guests or enjoying family gatherings. Upstairs, the principal bedroom serves as a luxurious retreat, complete with wall-to-wall wardrobes and a private en-suite bathroom. Additionally, there are three well-proportioned bedrooms and a versatile single room that can easily function as a home office. The family bathroom is thoughtfully designed, featuring a separate shower for added convenience. The beautifully landscaped garden is a true highlight, showcasing an extensive porcelain patio, a charming pizza oven, and a lush lawn bordered by vibrant shrubs. At the top of the garden, a timber decked seating area provides a perfect spot to unwind and enjoy the tranquil surroundings. For those with vehicles, the property includes a double garage with two electric doors, along with a driveway that offers ample parking space. This home is not merely a residence; it is a sanctuary for family life, combining style, comfort, and functionality in a peaceful setting.

### Viewing

Please contact our Lutterworth Sales Office on 01455886670 or our Lutterworth office on 01455 888670 if you wish to arrange a viewing appointment for this property or require further information.



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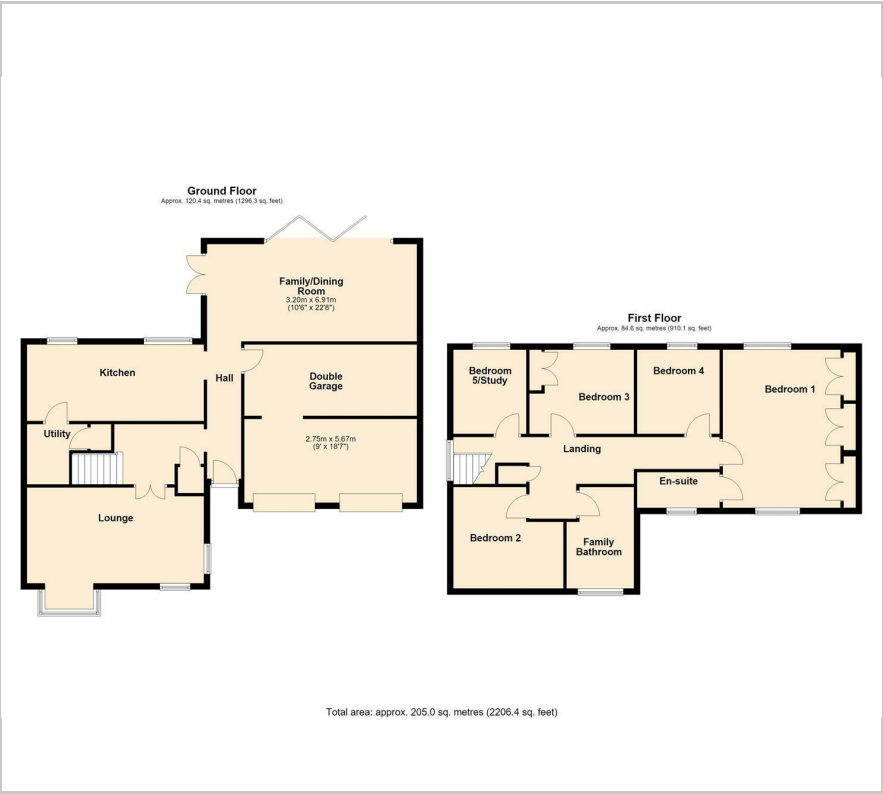
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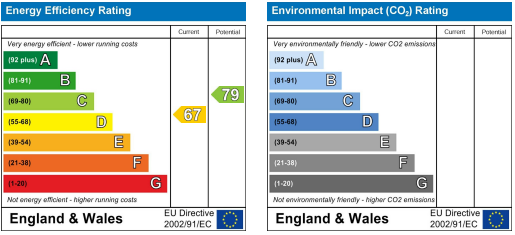
Floor Plan



Area Map



Energy Efficiency Graph



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